092.0	0004	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	739,200 / 739,200
					USE VALUE:	739,200 / 739,200
					ASSESSED:	739,200 / 739,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
48		EPPING ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TIPPARAJU SURESH KUMAR &
Owner 2:	KANUPARTHY JAYASREE
Owner 3:	
Street 1:	48 EPPING STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CURTIS TODD R -
Owner 2:	CURTIS JORGE VERONICA -
Street 1:	48 EPPING STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,500 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1962, having primarily Vinyl Exterior and 2056 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6500.000	308,700		430,500	739,200
Total Card	0.149	308,700		430,500	739,200
Total Parcel	0.149	308,700		430,500	739,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 359.53 | /Parcel: 359.5

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 59705

GIS Ref

GIS Ref

Insp Date 12/23/08

!7529!

PREVIOUS ASSESSMENT

Parcel ID 092.0-0004-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	308,600	0	6,500.	430,500	739,100	739,100	Year End Roll	12/18/2019
2019	101	FV	233,200	0	6,500.	436,700	669,900	669,900	Year End Roll	1/3/2019
2018	101	FV	233,200	0	6,500.	326,000	559,200	559,200	Year End Roll	12/20/2017
2017	101	FV	233,200	0	6,500.	295,200	528,400	528,400	Year End Roll	1/3/2017
2016	101	FV	233,200	0	6,500.	282,900	516,100	516,100	Year End	1/4/2016
2015	101	FV	225,400	0	6,500.	239,900	465,300	465,300	Year End Roll	12/11/2014
2014	101	FV	225,400	0	6,500.	227,600	453,000	453,000	Year End Roll	12/16/2013
2013	101	FV	225,400	0	6,500.	216,500	441,900	441,900		12/13/2012

PRINT

Date	Time
12/10/20	22:09:24

LAST REV

Date	Time
07/16/15	11:12:14
ekelly	

PAT ACCT. 7529

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CURTIS TODD R,	65646-472		6/30/2015		610,000	No	No		
DOUGREY JULIANN	32297-382		1/30/2001		355,100	No	No		
CHEGE ANNIE/ETA	26688-48		9/23/1996		227,000	No	No		Y

USER DEFINED

Prior Id # 1:	59705
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/23/2008	Meas/Inspect	163	PATRIOT
3/16/2001	MLS	MM	Mary M
1/26/2000	Mailer Sent		
1/26/2000	Measured	263	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6500		Sq. Ft.	Site		0	70.	0.95	5									430,498						430,500	

Total AC/HA: 0.14922 | Total SF/SM: 6500 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 430,498 | Spl Credit | Total: 430,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1962	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.34813833
Const Adj.:	1.01292861
Adj $ / SQ:	184.352
Other Features:	87250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	419401
Depreciation:	110722
Depreciated Total:	308679

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 4		Baths: 2					HB		

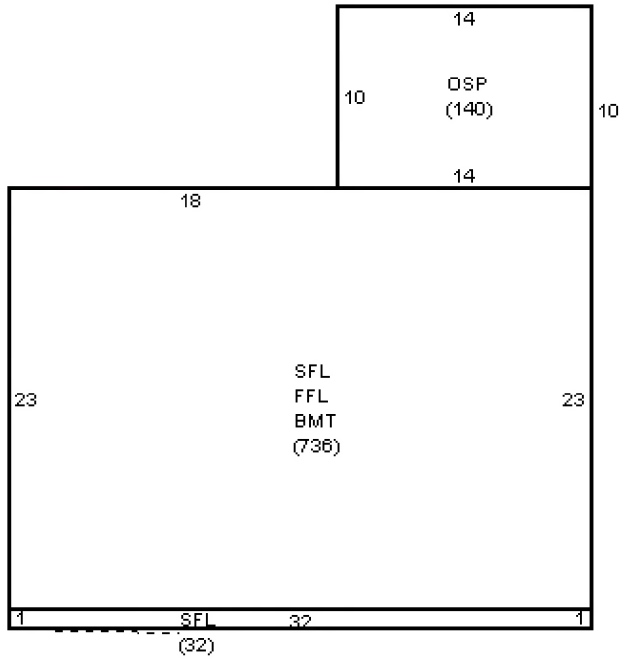
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

SKETCH



5

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	184.35
Special Features:	0	Val/Su Net:	129.71
Final Total:	308700	Val/Su SzAd	205.25

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	768	184.350	141,582
BMT	Basement	736	68.580	50,474
FFL	First Floor	736	184.350	135,683
OSP	Screen Porch	140	31.520	4,412

Net Sketched Area:	2,380			Total:	332,151
Size Ad	1504	Gross Are	2380	FinArea	2056

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 092.0-0004-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X10	A	AV	1970	0.00	T	39.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	